




ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

22 November 17, 2015


PATRICK OGAWA
ACTING EXECUTIVE OFFICER

Los Angeles County
Board of Supervisors

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November 17, 2015

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**ESTABLISH CAPITAL PROJECT FOR THE MARTIN LUTHER KING, JR.
MEDICAL CAMPUS CHILD CARE CENTER PROJECT, CAPITAL PROJECT
NO. 87295
(SECOND DISTRICT)
(3 VOTES)**

Mitchell H. Katz, M.D.
Director

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*To ensure access to high-quality,
patient-centered, cost-effective
health care to Los Angeles County
residents through direct services at
DHS facilities and through
collaboration with community and
university partners.*

SUBJECT

Establish Capital Project No. 87295 for the Martin Luther King, Jr. Medical Campus Child Care Center Project; and authorize the Department of Public Works to proceed with the preparation of the plans and specifications to seek jurisdictional agency review.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the recommended actions do not constitute a project pursuant to the California Environmental Quality Act.
2. Establish Capital Project No. 87295 for the Martin Luther King, Jr. Medical Campus Child Care Center Project.



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PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find that the recommended actions do not constitute a project under the California Environmental Quality Act (CEQA), establish the Martin Luther King, Jr. (MLK) Medical Campus Child Care Center Project, Capital Project (CP) No. 87295; and authorize the Department of Public Works to proceed with the preparation of the plans and specifications and seek jurisdictional agency review.

Background

On January 28, 2014, the Board approved an appropriation of \$900,000 in CP No. 87295 for the Willowbrook Child Care Center Development. In September 2015, Public Works completed a Feasibility Study that determined the existing Hudson Auditorium Building at the MLK campus is suitable for the proposed Child Care Center. The Feasibility Study proposed three schemes, and Scheme 1 was selected as providing the most effective staff to child ratio layout, including direct access to the exterior, and direct visual contact with the children. The proposed 9,000-square foot new Child Care Center will house a total capacity of 100 children. The new facility will meet all current licensing requirements, which includes an outdoor play area.

The proposed Martin Luther King, Jr. (MLK) Medical Campus Child Care Center Project (Project) consists of renovation to the existing approximately 4,000-square foot, single-story Hudson Auditorium, including an expansion of 5,000 square feet, for a total space of 9,000 indoor square feet. A 10,000-square-foot outdoor playground space is included as a part of the project scope. The new facility would be in full compliance with the Americans with Disabilities Act (ADA), including ramps and walkways. The interior remodel would include two infant rooms, two toddler classrooms, three preschool classrooms, an administrative office, reception counter, staff lounge, and support spaces. The outdoor playground area would include walkways, shade structures, fencing, landscape, and hardscape consisting of rubberized matting, pavers, and decomposed granite. The proposed Project would provide large play equipment that will be anchored to the playground.

Los Angeles Universal Preschool (LAUP) will contribute a grant to DHS in the amount of \$500,000 to fund the proposed MLK Child Care Center design and consultant services.

Public Works will ensure that appropriate environmental documentation is prepared for the proposed project using an as-needed environmental consultant in addition to working with a Board-approved as-needed architect/engineer firm to provide plans and specifications, and seeking jurisdictional agency review and approval. Upon approval of the plans and specifications by the jurisdictional agency, we will return to the Board to seek approval for the project budget and schedule, recommend any necessary CEQA findings and obtain project approval to adopt the plans and specifications, advertise, and award the construction contract.

Green Building/Sustainable Design Program

The proposed Project will support the Board's policy for Green Building/Sustainable Design Program by incorporating but not limited to, water and energy conservation features, enhancing indoor environmental quality by using low-gas emitting building materials, and providing daylight through much of the building.

Implementation of Strategic Plan Goals

The recommended actions will support Goal 1, Operational Effectiveness/Fiscal Sustainability, Goal 2, Community Support and Responsiveness and Goal 3, Integrated Services Delivery of the County's Strategic Plan.

FISCAL IMPACT/FINANCING

There is a \$900,000 of net County costs budgeted in Capital Projects budget for the proposed MLK Child Care Center Project to fund the preparation of necessary environmental documents, plans and specifications, and jurisdictional agency review and approval for the project.

Upon approval of the project plans and specifications, we will return to the Board for approval of the project budget and schedule. At this time, the preliminary total project budget is currently estimated in the range of \$6.5 to \$7.0 million, which includes construction, civic arts, design, consultant services, inspection, and project/construction management services.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Not applicable.

ENVIRONMENTAL DOCUMENTATION

The recommended actions do not constitute a project pursuant to CEQA. The establishment of a capital project for the purpose of planning and developing a possible project is an activity that is excluded from the definition of a project by Section 15378(b) of the CEQA Guidelines, as it involves an organizational or administrative activity of government, which will not result in direct or indirect changes to the environment.

On October 11, 2011, the Board certified the EIR for the MLK Redevelopment Project pursuant to CEQA. The EIR analyzed at a project level the environmental impacts of the MLK Outpatient Center, formerly known as the MLK Multi-Service Ambulatory Care Center, as a Tier I development. The development of the remainder of the campus was analyzed at a program level in the EIR, which included up to 1,476,010 square feet of a master planned future mixed-use development, and this was termed Tier II.

On January 15, 2013, the Board adopted the MLK Campus Master Plan Project as a policy document to serve as a guideline for the future development of facilities and services at this campus, and found that the master plan is within the scope of the previously conceptually approved Tier II development.

Upon completion of the appropriate environmental documentation under CEQA, we will return to the Board to recommend approval of the proposed project.

CONTRACTING PROCESS

Public Works intends to use a Board-approved as-needed environmental consultant to complete the addendum to the EIR and an as-needed architect/engineer firm to provide plans/specifications and construction administration services for the project. Public Works intends to use the design-bid-build

delivery method for this project.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Establishment, preparation of the plans and specifications, and jurisdictional agency review and approval of this project will have no impact on current services at the existing MLK campus.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mitchell Katz". The signature is fluid and cursive, with the first name "Mitchell" written in a larger, more prominent script than the last name "Katz".

Mitchell H. Katz, M.D.

Director

MHK:js

c: Chief Executive Office
County Counsel
Executive Office, Board of Supervisors
Arts Commission
Auditor-Controller
Department of Public Works